



**1604, 510 6 Avenue SE  
Calgary, Alberta**

**MLS # A2282190**



**\$399,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 764
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** BBQ, Patio furniture

Huge Price Reduction and priced to sell! Welcome to this bright and beautifully maintained condo in the heart of East Village, one of Calgary's most vibrant and walkable communities. This 2-bedroom, 2-bathroom suite in the highly sought-after Evolution complex offers exceptional value for buyers seeking upscale finishings, comfort, and long-term potential. Freshly painted and move-in ready, this modern home features a spacious open-concept layout with floor-to-ceiling windows that flood the space with natural light. The stylish kitchen is equipped with full-size stainless steel Jenn-Air appliances, granite countertops, and sleek cabinetry — perfect for both everyday living and entertaining. Heated tile floors in the bathrooms add an extra touch of luxury that today's homeowners and renters alike will appreciate. The primary suite offers a walkthrough double closet and a generous ensuite complete with dual sinks, a soaker tub, and a separate shower. The second bedroom is thoughtfully positioned near the second full bathroom, making it ideal for guests, roommates, or a home office. Additional features include central A/C, in-suite laundry, underground parking, and assigned storage. Step outside to your large private balcony with a BBQ gas line and take in beautiful views toward the Bow River. Residents of Evolution enjoy an exceptional lifestyle with 24/7 concierge service, a fully equipped fitness centre, sauna and steam rooms, a rooftop patio with BBQs, a social lounge, bike storage, and underground visitor parking. Located just steps from the RiverWalk, CTrain, Superstore, the new Arena District, Calgary Public Library, Studio Bell, and countless restaurants and cafes, this location truly can't be beat. Whether you're entering the market or adding to your investment portfolio, this is a rare opportunity to own a

low-maintenance, high-appeal property in one of Calgary's most desirable downtown neighbourhoods.